

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Monbulk Court Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,075,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

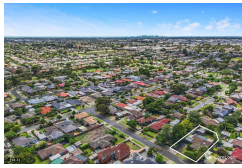
9 Sharrock Avenue Cheltenham VIC 3192	\$1,090,000	27-Feb-21
48 Benkel Avenue Cheltenham VIC 3192	\$1,190,000	06-Mar-21
12 Eunice Drive Cheltenham VIC 3192	\$1,243,000	25-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 April 2021

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9 Sharrock Avenue Cheltenham VIC 3192 Sold Price ^{RS} **\$1,090,000** Sold Date **27-Feb-21**

4 2 2

Distance **0.31km**



48 Benkel Avenue Cheltenham VIC 3192 Sold Price ^{RS} **\$1,190,000** Sold Date **06-Mar-21**

4 2 2

Distance **0.36km**



12 Eunice Drive Cheltenham VIC 3192 Sold Price **\$1,243,000** Sold Date **25-Feb-21**

3 2 2

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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